

## Modern Clean Flex Space: Description and Rates

**Modern Clean Flex Space** is located at the South Bay Business Park in Torrance. The classroom for rent is about 900 square feet with 12' ceilings, stark white walls, gray laminate flooring, and a continuous 16' mirror on one wall. The classroom features a small kitchen area with a  $\frac{3}{4}$  size refrigerator. There is a 70" smart TV and wifi. The classroom is climate controlled by the host. There is a 1-person restroom and a lobby area (furniture not included.) There is plenty of free parking adjacent to the rental space. Indoor rental space only.

The space is perfect for indoor events: lectures, craft meetups, casting calls, workshops, meetings, book signings, and small gatherings of up to 45 guests.

Rental rates: (3-hour minimum) \$45/hr up to 15 guests, \$55/hr up to 30 guests, \$65/hr up to 45 guests. Add enough time to set-up (1-2 hours) and take-down (1 hour) your event. Cleaning fee \$75 (does not include vac & mop the floor), Site Manager fee \$50, and House Rules refundable deposit \$200 is required for all rentals. Renter must provide rental insurance for their event (we suggest: [theeventhelper.com](http://theeventhelper.com)) Tables and chairs for up to 45 guests are available for rent (inquire for a quote.) Payment in full is due upon approval of your rental request. We do not hold dates without full payment. Payment can be made by credit card, Venmo or Zelle.

House Rules: The event host is personally responsible for enforcing the House Rules in order to receive a refund for the House Rules deposit. One warning will be made by the Site Rep if there is a problem. The complete House Rules are available as a download.

Cancellation: The renter has 48 hours from the time of full payment and approval to request a full refund. After 48 hours there is a 50% refund until 7 days before the event. Within 7 days of the event there is no refund for the hourly rental fee, however the House Rules deposit, the cleaning fee and Site Rep fees are refundable.

Event insurance: The renter must provide liability and property damage insurance for their event. We have partnered with [The Event Helper.com](http://TheEventHelper.com)